

TEMPLETON  
ROBINSON



21 Rosemary Park,  
Malone Road,  
BELFAST,  
BT9 6RG

Offers Around  
£625,000

Viewing by  
appointment with  
& through agent  
028 90 663030



This attractive detached family home occupies an excellent much sought after Malone Road location with many amenities only minutes away including those on the thriving Lisburn Road and leading schools. The property offers well proportioned accommodation throughout and is ideally complemented by the private mature good sized gardens. The property has been recently modernised throughout but retains

many original features including panelling, parquet floors and cornicing whilst having modern kitchen, bathrooms and overall decor ambience.

Recent sales in this particular area have proven extremely popular and with wide ranging appeal early viewing is recommended so as not to miss out.



- Attractive Charming Detached Family Home in Superb Malone Location
- Spacious Wood Panelled Entrance Hall with Cloakroom & Separate WC
  - Generous Bright Lounge with Feature Fireplace & Wooden Floor
    - Good Sized Separate Living Room with Feature Fireplace
      - Fitted Kitchen with Side Hallway & Utility Room
    - Home Office with uPVC Double Doors (Formerly Garage)
      - 4 Well Proportioned First Floor Bedrooms
    - Fitted Bathroom with Coloured Suite & Separate WC
  - GasFired Central Heating/uPVC Double Glazed (Bar Landing)
- Requiring Modernisation with Opportunity to Create Ideal Family Home
- Driveway Parking/Mature Front & Good Sized Private Rear Lawned Gardens
- Extremely Convenient Including to Malone & Lisburn Road Amenities & Leading Schools
  - Much Sought After Location with Early Viewing Recommended

The Property Comprises:

## Ground Floor

Hardwood double doors to . . .

ENTRANCE PORCH: Wood panelling, cornice ceiling, tiled floor. Glazed door to . . .

RECEPTION HALL: Parquet wood floor, cornice ceiling, wood panelled walls, picture rail, storage cupboard.

CLOAKROOM: Parquet wood floor, wash hand basin, wood panelled walls.

SEPARATE WC: Low flush wc, part tiled walls, tiled floor.

LOUNGE: 18' 0" x 13' 0" (5.49m x 3.96m) Feature fireplace with tiled inset and hearth, cornice ceiling.



LIVING ROOM: 14' 6" x 12' 11" (4.41m x 3.94m) Feature fireplace with tiled inset and hearth, cornice ceiling.



MODERN FITTED KITCHEN: 13' 2" x 12' 9" (4.01m x 3.89m) Range of hand painted high and low level units, marble work surfaces, twin old Belfast style sinks, integrated wine rack, space for fridge freezer, space for range cooker with extractor fan above, wooden floor.



PANTRY: High level units, tiled floor.

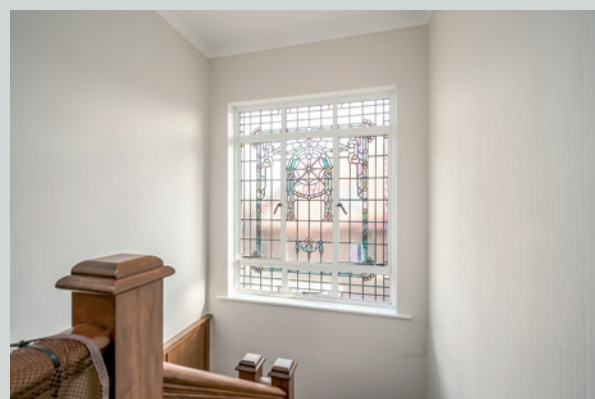
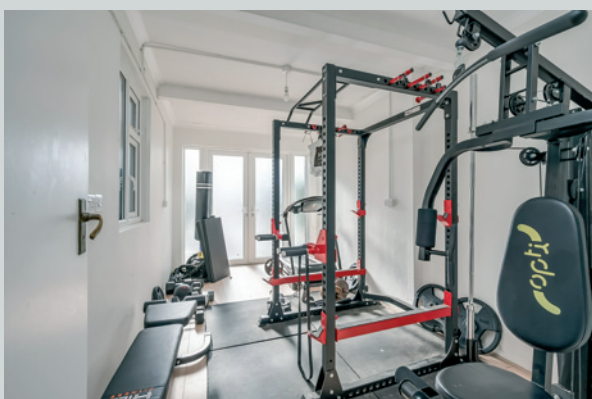
SIDE HALLWAY: Under stairs storage cupboard, shelved storage cupboard, uPVC door to rear.

HOME GYM/OFFICE: 16' 7" x 8' 10" (5.05m x 2.7m) (Formerly garage). uPVC glazed double doors, light and power.

UTILITY CUPBOARD: Plumbed for washing machine, space for tumble dryer.

First Floor

LANDING: Feature stained glass window, cornice ceiling, access to roofspace via Slingsby ladder, shelved hotpress and linen cupboard.



BEDROOM (1): 18' 0" x 13' 0" (5.49m x 3.96m) Feature fireplace, cornice ceiling.



BEDROOM (2): 14' 6" x 12' 11" (4.42m x 3.94m) Cornice ceiling, laminate wood effect floor.



BEDROOM (3): 12' 11" x 8' 7" (3.94m x 2.61m) Cornice ceiling, laminate wood effect floor.

BEDROOM (4): 9' 11" x 7' 11" (3.02m x 2.42m) Laminate wood effect floor.



FITTED BATHROOM: White suite comprising feature vanity unit with twin wash hand basins with brass taps, free standing bath, sheeted corner shower cubicle, ceramic tiled floor, part tiled walls, extractor fan.

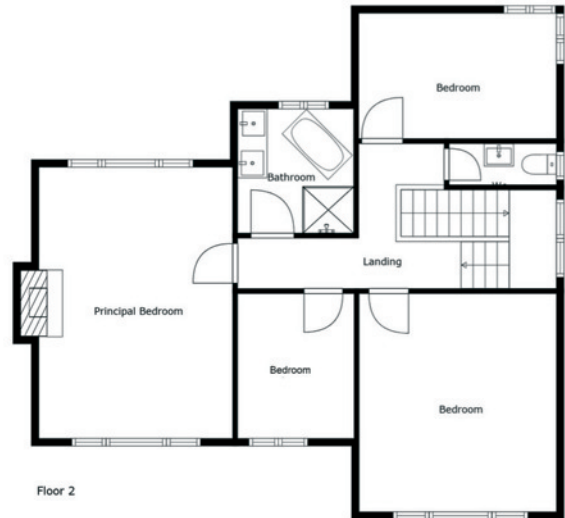
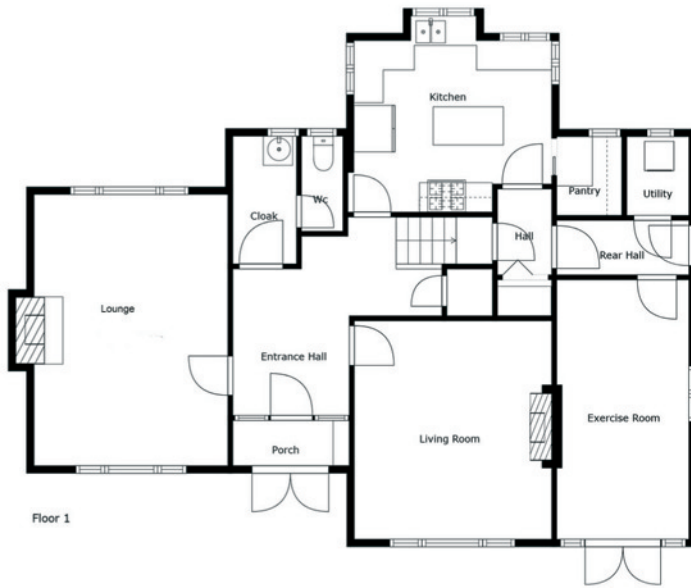
SEPARATE WC: Low flush wc, ceramic tiled floor.



Outside

Entrance pillars to driveway parking for several cars. Front garden in lawns with beds in bushes and hedging. Good sized private and enclosed rear gardens in lawns with mature trees and shrubs, paved patio seating area.





Sizes And Dimensions Are Approximate. Actual May Vary.

**Location:**

Heading out of Belfast on Malone Road, Rosemary Park is on the right hand side before House of Sport roundabout.

- Lisburn Road - 028 90 66 3030
- Ballyhackamore - 028 90 65 0000
- North Down - 028 90 42 4747
- Lisburn - 028 92 66 1700

www.templetonrobinson.com

**Energy Rating**

Epc Type: Domestic  
 Current: D65  
 Potential: D65  
 EPC Landmark Code: 2070-3207-9140-9502-7825  
[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92-100		
<b>B</b> 81-91		
<b>C</b> 69-80		
<b>D</b> 55-68	65	65
<b>E</b> 39-54		
<b>F</b> 21-38		
<b>G</b> 1-20		
Not energy efficient - higher running costs		



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